

001.0

0003

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

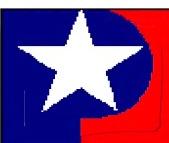
885,600 / 885,600

USE VALUE:

885,600 / 885,600

ASSESSED:

885,600 / 885,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36-36A		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WANG KEVIN	
Owner 2: CHAN IRIS	
Owner 3:	

Street 1: 36A FAIRMONT ST	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: BUDDEMAN MAUREEN TRUSTEE -	
Owner 2: MCCARRON REALTY TRUST -	
Street 1: 36 FAIRMONT ST	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4000.000		448,500		5,100		432,000		885,600							
Total Card							0.092		448,500		5,100		432,000		885,600		Entered Lot Size					
Total Parcel							0.092		448,500		5,100		432,000		885,600		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		001.0-0003-0026.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2022	104	FV	448,500	5100	4,000.	432,000	885,600		Year end		12/23/2021		
2021	104	FV	428,200	5100	4,000.	432,000	865,300		Year End Roll		12/10/2020		
2020	104	FV	428,300	5100	4,000.	432,000	865,400		865,400 Year End Roll		12/18/2019		
2019	104	FV	333,400	5100	4,000.	459,000	797,500		797,500 Year End Roll		1/3/2019		
2018	104	FV	333,400	5100	4,000.	334,800	673,300		673,300 Year End Roll		12/20/2017		
2017	104	FV	293,100	5100	4,000.	291,600	589,800		589,800 Year End Roll		1/3/2017		
2016	104	FV	293,100	5100	4,000.	248,400	546,600		546,600 Year End		1/4/2016		
2015	104	FV	261,200	5100	4,000.	243,000	509,300		509,300 Year End Roll		12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
BUDDEMAN MAUREE	1550-146	1	10/18/2019		891,000	No	No								
MCCARRON RALPH	1498-146		10/28/2016	Convenience		1	No	No							Ralph J McCarron Jr - DOD: 05/09/2019 BK: 01
MCCARRON RALPH	1498-145		10/28/2016	Convenience		1	No	No							
BUEDDEMAN MAURE	1489-106		5/17/2016	Convenience		1	No	No							
BUEDDEMAN MAURE	1489-105		5/17/2016	Convenience		1	No	No							
MC CARRON RALPH	1437-1		6/27/2013	Convenience		1	No	No							
	849-67		1/1/1901	Family		No	No	N							

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/14/2020	767	Insulate	10,600	C					1/15/2020	SQ Returned	JO	Jenny O			
12/19/2019	2046	Heat App	18,985	C					8/12/2017	Inspected	PH	Patrick H			
11/27/2019	1940	Inter Fi	50,000	O					8/4/2017	MEAS&NOTICE	HS	Hanne S			
11/27/2019	1941	Redo Kit	50,000	O					4/11/2013	Info Fm Prmt	EMK	Ellen K			
9/12/2012	1155	Re-Roof	10,495	C					4/2/2009	Meas/Inspect	189	PATRIOT			
									9/23/1999	Meas/Inspect	163	PATRIOT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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